

Testimony of
Kal Patel
Administrator/Co Owner

Meadowbrook Manor &
Essex Village Manor

In opposition to

S.B. No. 897 (RAISED) AN ACT CONCERNING FAIR RENT FOR RESIDENTIAL CARE HOMES

Senator Moore, Representative Abercrombie, and members of the Committee,

My name is Kal Patel. I am an owner/operator of Essex Village Manor and Meadowbrook Manor. We collectively represent 58 Residential Care beds located in Essex, CT. We provide housing services to some of the most vulnerable residents of our great state. Our services are not just limited to a warm bed but also provide medication supervision, meals, laundry, housekeeping, recreation, companionship and most importantly an overall clean safe living environment. I am writing you today to voice my opposition to **SB 897An Act Concerning Fair Rent for Residential Care Homes**.

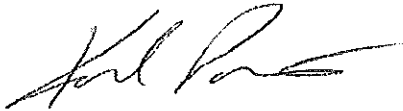
Residential Care Homes like ours offer a low cost resource to Connecticut residents by providing housing to disabled and mentally challenged individuals at a fraction of the cost of skilled nursing facilities. Our home currently receives an average of \$2900/monthly per resident to provide the totality of services of which a portion is subsidized via social security. The current Fair Rent component of this rate amounts to \$3000 monthly for the use of the entire building that houses the 33 residents at Essex Village Manor and \$2300 for the entire building that houses 25 residents at Meadowbrook Manor. This averages out to approximately \$94 per resident per month.

I respectfully pose this question to the committee. Where are we as Connecticut citizens and tax payers going to be able to provide a roof over the heads of our most vulnerable for \$94? The vast majority of our residential community has a mental health disability and need quality supervision for their personal care and the safety of our society. As taxpayers and compassionate citizens of Connecticut where are we going to find cost efficient options for this disadvantaged population we serve? What is the motivation for a property owner to rent the

facility to this population without fair rent reimbursement? Why would someone for example not convert the Essex Village property into a bed and breakfast for a true fair market value?

I would like to add our communication with various members of government agencies along with members of our legislature consistently informs the residential care home industry that we are a valuable asset to the state of Connecticut. We are told that we provide a low cost option to one of the most vulnerable segments of our society. Proposals like to SB 897 flies in the face of this sentiment. In closing, this is the type of proposal that would lower the number of beds available to our communities. We should be looking for increased ways to bolster the number of beds available. This option could allow for additional beds in the community and a cost savings to the tax payer.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kal Patel', with a stylized, flowing script.

Kal Patel